

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2979 Swan Meadows Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-15-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2196.9
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 8013 ϕ
 Filing 1 Block 1 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2951 SF 3032.31 ϕ 37%
 Height of Proposed Structure 17'-6 1/2"

OWNER INFORMATION:

Name SONSHINE TII
 Address 2350 G ROAD
 City / State / Zip GRAND JCT CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name BLUE STAR CONSTR
 Address 2350 G ROAD
 City / State / Zip GRAND JCT CO 81505
 Telephone 970-255-8853

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF		
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>	PAID <u>JUL 01 2010</u>
SETBACKS: Front <u>30</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>40</u>	Parking Requirement <u>2</u>	
Voting District <u>E</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date June 23, 2010
 Planning Approval PD [Signature] Date June 29, 2010

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21726</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/1/10</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *PD*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE ZONING DIVISION.

PD
7/6/10

74.03'

Driveway OK
Per 6/23/10

Swan Meadows DR

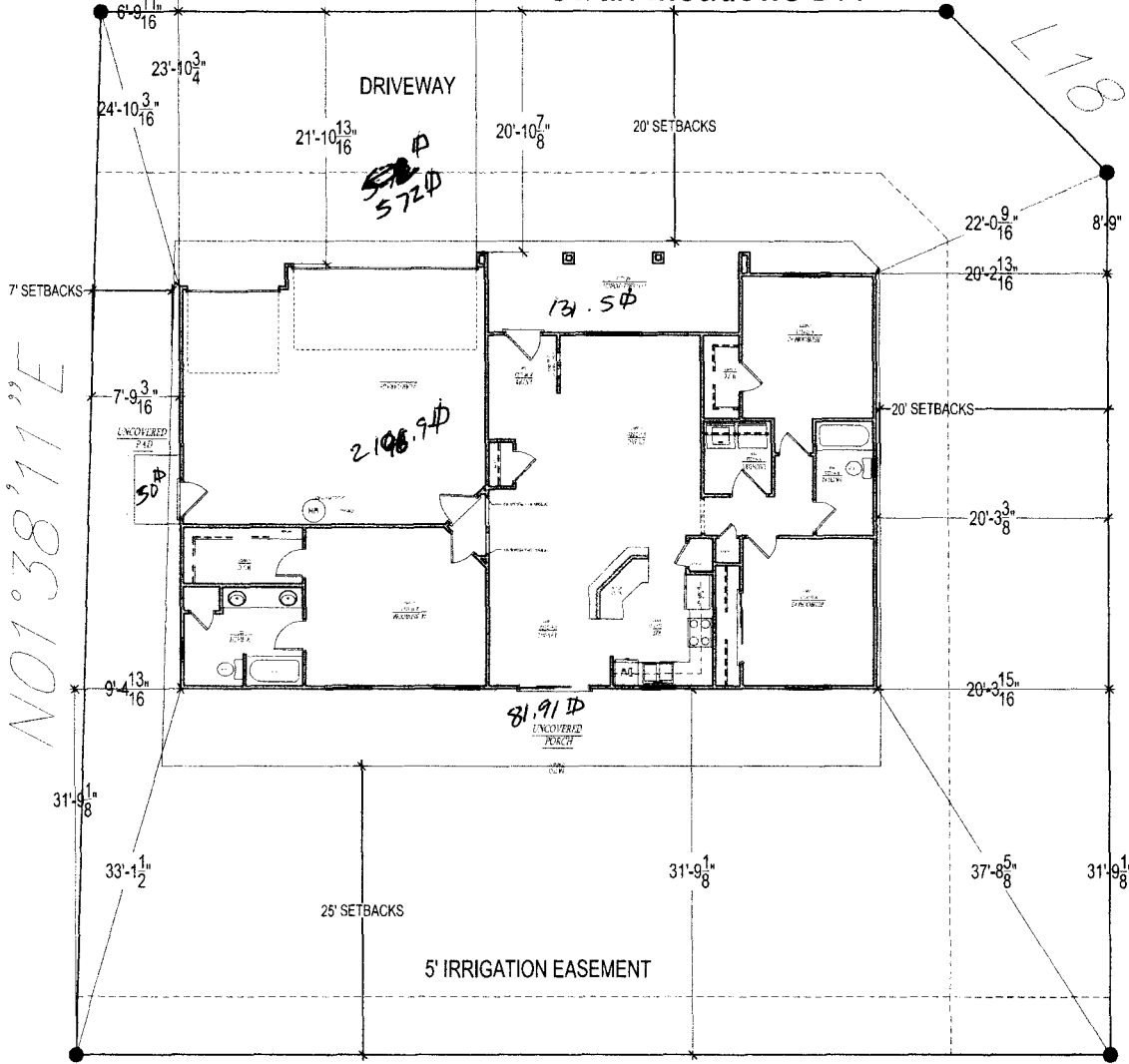


Swan Meadows Subdivision	
FILING	1
BLOCK	1
LOT NUMBER	6
LOT SIZE	8013 sq. ft.
LIVING AREA	1511.47 sq. ft.
GARAGE	685.43 sq. ft.
TOTAL AREA	2196.90 sq. ft.
Covered Concrete Area	131.5 sq. ft.
Uncovered Concrete Area	131.91 sq. ft.

2196.9
131.5
131.91
572.00
3032.31

Driveway

90.70'
N01°38'11"E



Hancock Street

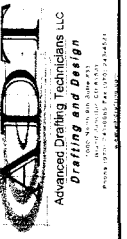
76.68'

89.43

I Hereby Certify that this plan Represents true and Accurate As-built Elevations and Dimensions on this ____ Day of ____

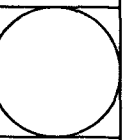
Certifiers Signature

Mc Permit Number



2979 Swan Meadows Dr

SonsHine II / Swan Meadows - Grand Junction, CO.



Revisions	

Project No.	ADT
Issue No.	6/17/10
Date	6/17/10
Scale	1" = 5'

SITE PLAN

Sheet **C1**